

HO1641: CITY SOUTH HERITAGE AREA

This policy applies to all land included in the City South Heritage Area.

Policy Basis

This Heritage Area is dominated by Victorian and Edwardian period residential development with a few commercial and public/institutional buildings. It is representative of an early phase of the historical development and expansion of Geelong, primarily within the early town boundary but also extends into the adjacent eastern and western extensions. The area is characterised by single storey timber houses, many with original decorative features, dating from the 1850s to the 1920s and includes typical examples of the Victorian, Edwardian periods and, to a lesser extent, from the Interwar period (especially the Californian Bungalow style). Single and double-fronted detached houses are found in relatively intact groups. Major roads in the area typically have double-fronted houses with generous street setbacks and separation, while in the narrower streets, houses are generally single fronted, with minimal boundary setbacks and separation and smaller allotments. The area is enhanced by the garden settings, street planting, and wide nature strips.

Objectives

- To retain the wide nature strips, street planting, generous building setbacks and garden settings.
- To maintain the distinctive patterns of form and siting determined by street width, where major roads have double fronted houses with generous setbacks and separation, and narrower streets have single fronted houses with smaller setbacks, subdivisions and less separation.
- To protect the intact groups of typical examples of Victorian, Edwardian and, to a lesser extent, Californian Bungalow styles predominantly single storey, detached houses.
- To encourage the contemporary interpretation of traditional building design and use of materials within the area.
- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
 - Detached, single storey buildings.
 - Single fronted, narrow facades or double fronted large facades.
 - Hipped and/or gable roofs with a pitch between 20-35 degrees.
 - Verandahs (some recessed).
 - Vertical rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
 - Horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
 - Timber framed windows.
 - Non-zincalume corrugated sheet metal roofing.
- Encourage the existing allotment configuration to be retained.
- Discourage buildings that are constructed boundary to boundary.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.

GREATER GEELONG PLANNING SCHEME

- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.
- Encourage existing and intact culturally significant Victorian, Edwardian, and Californian Bungalow places to be retained.
- Encourage building heights to be single storey and to incorporate the following:
 - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
 - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Buildings, works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

Geelong Region Historic Buildings and Objects Study Volume 2, prepared by Allan Willingham for the Geelong Regional Commission, (1986).

Geelong City Urban Conservation Study, Volume 1, prepared by Graeme Butler for the City of Geelong, (1993).

Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991).

Geelong City Urban Conservation Study, Volume 4(a), prepared by Helen Lardner for the City of Greater Geelong, (1995).

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong, (1997).

City Fringe Heritage Area Review, prepared by RBA Architects + Conservation Consultants for the City of Greater Geelong (2016).